

## **2. Project Description**

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The proposed Auburn General Plan consists of eight Elements:

Land Use Element  
Circulation Element  
Housing Element  
Open Space / Conservation Element  
Noise Element  
Safety Element  
Economic Element  
Historic Element

A Land Use/Circulation Diagram is part of the Land Use Element. It includes a proposed Sphere of Influence boundary which would add 4830 acres to the existing Sphere. A proposed rezoning chart accompanies the Land Use Diagram.

In addition, a number of supporting documents and other plans are considered part of the General Plan:

### **Supporting Documentation**

Transportation Evaluation Criteria  
Earthquake Intensity Description  
Soil Types of the Auburn Area  
Vegetative Habitats of the Auburn Area  
Wildlife Habitats of the Auburn Area  
Noise Analysis and Studies  
City of Auburn Draft Noise Control Ordinance  
General Plan Alternative Analysis  
General Plan Compatible Zone Districts  
Mineral Land Classification of  
the Auburn 15' Quadrangle, El Dorado & Placer Counties, California, 1984  
City of Auburn Historical Resources Inventory (CAHRI)  
Dairy Road Drainage Study  
Oldtown Drainage Study  
Congestion Management Plan  
Source Reduction and Recycling Element

### **Master Plans / Specific Plans**

Auburn Airport Master Plan  
Auburn Airport Comprehensive Land Use Plan (CLUP)  
Auburn Wastewater Treatment Plan Master Plan  
Stormwater Management Manual  
Auburn Recreation District Master Plan  
Southwest Specific Plan  
Auburn Transit Master Plan

Auburn Urban Development Authority Redevelopment Plan  
Auburn Ravine Trail Master Plan

The draft Land Use Diagram generally provides of the following buildout scenario:

- **Residential infilling** will take place generally in low and moderate densities.
- **New residential growth** will take place west of Highway 49, north of Luther Road and South of Auburn Folsom Road. The Cluster Development/Open Space Private overlay has been added to many of these residential areas which allows developers to minimize environmental impacts by clustering housing and avoiding sensitive areas.
- **New commercial developments** are anticipated along Auburn Folsom Road and Highway 49, with gradual redevelopment in established commercial areas.
- **Continued industrial development** is anticipated at the Auburn Airport Industrial Park, along Borland Avenue, and along Ophir Road in the southern sphere of influence areas.
- **Mixed Use Areas** along Highway 49 and other main arterials will provide significant high density residential development.

The Plan would provide for a total population of approximately 24,000 (approximately 13,000 new residents) within the existing City limits and a total of approximately 54,000 residents in the combined existing City limits and proposed Sphere of Influence.

The following pages summarize the proposed Plan with the following maps and tables:

- Figure 2-1 — Draft Land Use Plan
- Table 2-1 — Proposed Rezoning General Plan/Zoning Consistency Chart
- 2-2 — Land Use Plan Summary
- 2-3 — Densities and Intensities for Land Use Designations
- 2-4 — Land Use Analysis

The Plan's goals, policies, and programs are an important part of the project description. Key policies are called out throughout the EIR.

**Table 2-1**  
**PROPOSED REZONING**  
**GENERAL PLAN / ZONING CONSISTENCY CHART**

<b>Proposed General Plan Designation</b>	<b>Consistent Code District(s) Only</b>
Agriculture	Exclusive Agriculture
Urban Reserve	Agriculture, Single Family Residential, Commercial, Open Space (as identified through the specific plan process)
Rural Density Residential	Single Family Residential, Agricultural Residential
Low Density Residential	Agricultural Residential, Single Family Residential
Urban Low Density Residential	Single Family Residential
Low Medium Density Residential	Single Family Residential
Medium Density Residential	Single Family Residential, Two Family Residential
Medium Density Residential - Mobile Home	Single Family Residential, Two Family Residential
High Density Residential	Single Family Residential, Two Family Residential, Medium Density Multiple Family Residential
Mixed Use	Central Business, Regional Commercial, Medium Density Multiple Family Residential, Two Family Residential
Commercial	Neighborhood Commercial, Office Building, Central Business, Regional Commercial, Medium Density Multiple Family Residential, Two Family Residential
Industrial	Industrial Park, Industrial, Airport Industrial - Design Control, Office Building
Open Space	Open Space Conservation
Open Space Schools	Open Space Conservation
Open Space Private	Open Space Conservation

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**Table 2-2  
LAND USE PLAN SUMMARY**

**CITY OF AUBURN GENERAL PLAN**

Land Use Designation	No. of Acres	No. of Acres	No. of Acres
	City Limits	Sphere of Influence	T
Agriculture	0	80	
Urban Reserve	410	0	410
Rural Density Residential	270	3	3,710
Low Density Residential	560		3,010
Urban Low Density Residential	1,120	40	2,460
Low Medium Density Residential	250	30	280
Medium Density Residential		390	510
High Density Residential		0	240
Mixed Use <sup>1</sup>	270	310	580
Commercial <sup>1</sup>	340	500	840
Industrial <sup>1</sup>	470	810	1,280
Open Space <sup>1</sup>	570	3,170	3,740
Open Space	60	110	170
Or	150	240	390
<b>TO.</b>	<b>4,830</b>	<b>12,870</b>	<b>17,700</b>

<sup>1</sup> These designations include publicly owned property.  
SOURCE: Harland Bartholomew & Associates, Inc., 7/92

SOURCE: Table IV-5, Auburn General Plan, p. IV-27.

**Table 2-3  
DENSITIES AND INTENSITIES FOR LAND USE DESIGNATIONS**

DESIGNATION	DENSITY DU PER ACRE	INTENSITY (FAR)*
AG	1 du/5 acres	--
UR	By Specific Plan	--
RDR	0.5 du/acre	--
LDR	1 du/acre	--
ULDR	4 du/acre	--
LMDR	6 du/acre	--
MDR	10 du/acre	--
MDR-MH	10 du/acre	--
HDR	5-15 du/acre	--
MU (Residential)	5-15 du/acre	--
MU(Commercial)	--	3.0
COMM	--	3.0
IND	--	2.0
OS	--	0.25
OSS	--	0.25
OSP	--	0.25

\* Note: Zoning height limits restrict the height of buildings

SOURCE: Table IV-4, Auburn General Plan, p. IV-16.

Table 2-2  
LAND USE PLAN SUMMARY

TABLE IV-5 LAND USE PLAN SUMMARY CITY OF AUBURN GENERAL PLAN						
Land Use Designation	No. of Acres		No. of Acres		No. of Acres	
	City Limits	*	Sphere of Influence	*	Total	*
Agriculture	0	0	80	80	80	80
Urban Reserve	410	410	0	0	410	410
Rural Density Residential	270	+14 280	4490	4490	4,760	4770
Low Density Residential	540	-4 540	1600	1600	2,140	2140
Urban Low Density Residential	1150	+3 1150	1320	1320	2,470	2470
Low Medium Density Residential	290	-72 270	30	30	320	300
Medium Density Residential	80	80	520	520	600	600
High Density Residential	240	240	0	0	240	240
Mixed Use <sup>1</sup>	280	-72 210	200	200	480	410
Commercial/Office	0	+8 10	230	-36 190	230	200
Commercial <sup>1</sup>	380	+34 410	600	+45 650	980	1060
Industrial <sup>1</sup>	430	430	510	-7 500	940	930
Open Space <sup>1</sup>	550	550	2990	2990	3,540	3540
Open Space Schools <sup>1</sup>	60	60	60	60	120	120
Open Space Private	150	-11 140	240	-2 240	390	380
Open Space Fairgrounds	0	+46 50	0	0	0	50
TOTAL	4,830	4,830	12,870	12,870	17,700	17,700
<sup>1</sup> These designations include publicly owned property. SOURCE: Harland Bartholomew & Associates, Inc., 7/92  * Changes as recommended by City Council 10-26-93						

Note: Holding capacity has not changed.

SOURCE: Table IV-5, Addendum to Final EIR, November 23, 1993, p. 1.

**Table 2-4  
LAND USE PLAN SUMMARY  
CITY OF AUBURN GENERAL PLAN**

LAND USE DESCRIPTION	A Existing City Limits			B Sphere of Influence			C Additions to Sphere			D Total Sphere (B + C)			TOTAL City + Sphere (A + D) <sup>1</sup>		
	acres	d/u <sup>1</sup>	Popula- tion	acres	du <sup>1</sup>	Popula- tion	acres	du <sup>1</sup>	Popula- tion	acres	du <sup>1</sup>	Popula- tion	acres	du <sup>1</sup>	Popula- tion
	0	—		0	—		80	12		80	12		80	12	
Agriculture 1 du/5 ac															
Urban Reserve 1 du/5 ac until Specific Plan prepared	410	65		0	—		0	—		0	—		410	65	
Rural Density Residential (0.5 du/ac)	270	108		898	359		2542	1016		3440	1375		3710	1483	
Low Density Residential (1 du/ac)	560	448		1608	1286		842	673		2450	1959		3010	2407	
Urban low Density Residential (4 du/ac)	1120	13,584		1282	4102		58	185		1340	4287		2460	7871	
Low Medium Density Residential (6 du/ac)	250	1200		30	144		0			30	144		280	1344	
Medium Density Residential (10 du/ac)	120	960		390	3120		0			390	3120		510	4080	
High Density Residential	240	2880		0	0		0			0	0		240	2880	
Mixed Use (70% non res; 30% 5-15 du/a res)	270	972		310	1116		0			310	1116		580	2088	
Commercial	340	—		500	—		28			500	—		840	—	
Industrial	470	—		810	—		478			810	—		1280	—	
Open Space (includes Public)	570	—		3170	—		See OS			3170	—		3740	—	
Open Space Schools	60	—		110	—		See OS			110	—		170	—	
Open Space Private	150	—		240	—		See OS			240	—		390	—	
<b>Totals</b>	<b>4830 Acres</b>	<b>10,217 Units</b>	<b>23,499<sup>2</sup> Persons</b>	<b>7771 acres</b>	<b>10,127 Units</b>	<b>23,292<sup>2</sup> Persons</b>	<b>5099 acres</b>	<b>1886 Units</b>	<b>4337<sup>2</sup> Persons</b>	<b>12,870 Acres</b>	<b>12,013 Units</b>	<b>27,629<sup>2</sup> Persons</b>	<b>17,700 Acres</b>	<b>22,230 Units</b>	<b>51,128<sup>2</sup> Persons</b>

**NOTES:**

1. DUs reduced 20% from maximum potential for roads, worst case densities used.
2. Population = 2.3 x dwelling units.

SOURCE: Table IV-6, Auburn General Plan, p. IV-28.

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